Anne French
Your REALTOR®
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528 12C Street N
Lethbridge, Alberta

MLS # A2349710

$369,900

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,488 sq.ft.	**Age:**	1911 (115 yrs old)
Beds:	3	**Baths:**	2
Garage:	RV Gated, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Standard Shaped Lot,		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Wood Counters		

Inclusions: Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer and Dryer, Window coverings including curtains, rods, and blinds, Shed, Garage Door Opener, TV and TV bracket, electric fireplace, garage light and extension cord.

Historic charm meets thoughtful updates at 528 12 C Street North! Built in 1911, this two-storey home offers three bedrooms and two full bathrooms, with numerous improvements made since 2021. The renovated kitchen features updated flooring, new appliances added during the renovation and a replacement window, creating a refreshed space for everyday cooking and entertaining. You’ll love that the seller preserved the original exposed brick chimney, maintaining the kitchen’s character and charm while adding their own flair with floating shelves for your favourite decorative touches! A former half bathroom has been converted into a full bathroom, adding welcome convenience. The rest of the main floor features updated vinyl plank flooring, along with a new entertainment centre complete with a built-in TV bracket and an electric fireplace, making the living space as cozy as can be! Extra-high ceilings and floating shelves complete the living room. The partially finished basement has also received improvements, including paint and gym flooring, providing additional usable space. Major mechanical updates include a replacement furnace and hot water tank installed in 2022. Outside, the front porch has been repaired and levelled with new boards, and the front exterior of the home has been painted. The porch and rear roof areas have also been re-shingled. A sliding patio door replaced the former garden door with built in blinds providing access to a deck built approximately four years ago—an inviting space for summer barbecues or a quiet morning coffee. You’ll absolutely love spending time in the backyard, where Virginia Creeper climbs the side of the home, giving the space the charming feel of a European villa! The yard has received attention, too, with added landscaping, a new fence and the removal of several large dead trees. Also in the

backyard has a 16’ × 24’ detached garage with a metal roof, a parking pad beside it and a lean-to shed. With updates to the kitchen, bathroom, basement, mechanical systems and outdoor spaces, this home combines the appeal of an established character property with improvements you can appreciate every day. Contact your REALTOR® to arrange a showing!

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